
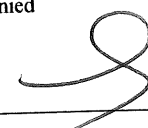


City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-05-970-OSD	Date Applied: 5/4/2011	CBL: 029 - - L - 001 - 001 - - - - -	
Location of Construction: 211 FORE ST	Owner Name: OLD PORT HOSPITALITY LLC	Owner Address: 11 CORPORATE DR BELMONT, NH - NEW HAMPSHIRE 03220	Phone:
Business Name: Sebago Brewing Co. - Brad Monarch	Contractor Name:	Contractor Address:	Phone: 329-9371
Lessee/Buyer's Name:	Phone:	Permit Type: OUTDOOR - Outdoor Seating	Zone: B-3
Past Use: Restaurant	Proposed Use: Same: Restaurant - to allow outside dining	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type: Signature:
Proposed Project Description: 211 Fore St Outside Dining Sebago Brew		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie	Zoning Approval		

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 	Date:	Date: 

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHON

Job Summary Report
Job ID: 2011-05-970-OSD

Report generated on Jun 14, 2011 10:09:12 AM

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Job Type: Outside Dining/Seating **Job Description:** 211 Fore St Outside Dining Sebago Brew **Job Year:** 2011
Building Job Status Code: Initiate Plan Review **Pin Value:** 1330 **Tenant Name:** Sebago Brew
Job Application Date: **Public Building Flag:** N **Tenant Number:**
Estimated Value: **Square Footage:**
Related Parties: PORT HOSPITALITY OLD *Property Owner*

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
Outside Dining Fees	\$80.00		\$80.00	5/6/11	3299	\$80.00		\$80.00	\$0.00

Location ID: 4116

Location Details

Alternate Id J12715 **Parcel Number** 029 L 001 001 **Census Tract** M **GIS X** **GIS Y** **GIS Z** **GIS Reference** -70.251024 **Longitude** 43.659348 **Latitude**

Location Type 1 **Subdivision Code** **Subdivision Sub Code** **Related Persons** 231 FORE STREET WEST **Address(es)**

Location Use Code RETAIL & PERSONAL SERVICE **Variance Code** **Use Zone Code** DOWNTOWN BUSINESS **Inside Outside Code** **District Code** **General Location Code** DISTRICT 2 **Inspection Area Code** **Jurisdiction Code** CENTRAL BUSINESS DISTRICT

Structure Details

Structure: Hotel, Restaurant & 12 residential Condominium

Occupancy Type Code:

Structure Type Code Commercial **Structure Status Type** 0 **Square Footage** **Estimated Value** **Address** 231 FORE STREET WEST

Longitude **Latitude** **GIS X** **GIS Y** **GIS Z** **GIS Reference**

User Defined Property Value

Structure: mixed use

Occupancy Type Code:



Outdoor Dining Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

<input checked="" type="checkbox"/> New Application for Outside Dining <input type="checkbox"/> Renewal Application for Outside Dining		
City Clerk signature for liquor license approval: <u>Julie Ann Johnson</u>		or Pending Council Date <u>4/4/11</u>
Location/Address of Outdoor Seating: _____		
Total Square Footage of Proposed Seating Area ¹ <u>400</u>		Square Footage of Lot _____
Tax Assessor's Chart, Block & Lot Chart# <u>29</u> Block# <u>L</u> Lot# <u>1</u>	Phone#: <u>207-329-9371</u>	Owner: <u>Sebago Brewing Co.</u>
Applicant * must be owner or Lessee Name: <u>Sebago Brewing Co.</u> Address: <u>211 Fore St.</u> City, State & Zip: <u>Portland, ME 04101</u>	Lessee/Buyer's Name: (If Applicable) _____	Annual Fee: \$80 Total Sq. Ft. _____ Sq. Ft. Fee: \$ _____ Total Fee: \$ <u>80.00</u>
Current use: <u>New Construction</u>		
Business name: <u>Sebago Brewing Co.</u>		
Seating area dimensions: <u>10' x 40'</u>		
How many chairs? <u>36</u> How many tables? <u>10</u>		
<input checked="" type="checkbox"/> Yes Alcohol is served. <input type="checkbox"/> No Alcohol being served.		
Who should we contact for the pre-inspection: <u>Brend Monarch</u>		
Mailing address: <u>48 Sanford Drive, Gorham</u> Phone: <u>207-329-9371</u> <u>Maine 04043</u>		

Please submit all of the information outlined in the Outdoor Dining Application Checklist. Failure to do so will result in the automatic denial of your permit.

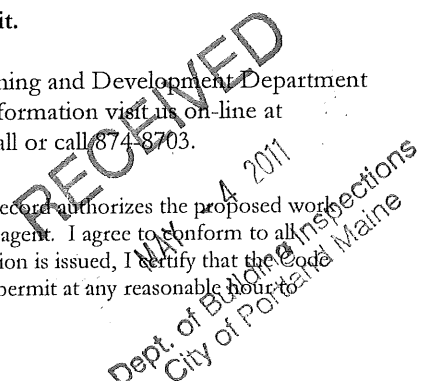
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of Applicant: _____

Date: 5/3/11

¹ In no instance shall the total square footage of dining area equal more than 10% of park space, unless the applicant receives a waiver from the Director of Parks and Recreation or his or her designee. **This is not a permit; you may not commence ANY work until the permit is issued.**





OUTDOOR DINING PERMIT CHECKLIST

Permits are required for expanding food service establishments to the outside on City Property. The annual fee is \$80.00 plus \$2.00 per square foot of dining area on streets, sidewalks or other public ways and \$80.00 plus \$6.00 per square foot of dining area in city parks. For purposes of fee calculation, the area abutting the buildings which border Monument Square and extending ten (10) feet from the facade of said buildings shall be considered a sidewalk. The ten (10) foot area shall be measured from that portion of the facade that protrudes furthest into the sidewalk. The area beyond the ten (10) foot sidewalk shall be considered park space.

Outdoor dining is permitted year round under the permit; however, furniture must be removed in inclement weather to allow for sidewalk snow removal. **The permit must be renewed each year.**

All of the following information is required and must be submitted. You will also be required to fill out an Outdoor Dining Permit Application.

A plot plan is required and must include:

- A drawing of the lot, where the building sits on the lot along with the lot and building dimensions
- The dimensional setback from the sidewalk to the building
- The location of the street, and if it's a corner lot, the intersecting streets
- The sidewalk along with its width and curbing location
- The location of the table and chair placement, including dimensions

(NOTE: there must be a minimum of four feet of open sidewalk from the outer boundary of the seating area to the curb, and a minimum of five feet on corners, and egress from the building must be maintained free of obstruction per the building code and NFPA Life Safety Code).

Additional Requirements:

- The permit holder is required to produce, at the time of submission, and maintain public liability insurance coverage in an amount of not less than four hundred thousand dollars (\$400,000) combined single limit for bodily injury, death and property damage, naming the City as an additional insured thereon.

All permits for outdoor dining are issued subject to the following conditions:

- The tables and chairs must be placed within the permitted area on the sidewalk in such a manner as to allow the free and safe passage of pedestrian traffic. If the tables and chairs are moved and located outside of the permitted outdoor seating area, they must be relocated to within the permitted area. Failure to contain the tables and chairs to the permitted area may result in a reduced permitted area or a revocation of the permit.

CONTINUED —>

- The permit holder is responsible for keeping the outdoor seating area clean. The sidewalk area where the tables and chairs are located must be kept neat and free from liter and debris.
- No food shall be prepared outside.
- If alcohol is to be served, the permit holder must notify the City's Business Licensing Office in room 203 of City Hall or by telephone at 874-8557 and obtain approval for the service of alcohol outdoors. Additionally, State law requires that any outdoor area serving alcohol be segregated from the rest of the public.
- All tables and chairs shall be removed prior to a predicted snowfall and while any snow or ice exists within the designated outdoor seating area or within four feet from the boundaries thereof. The City will not be responsible for damage to any tables, chairs or other property that is not properly removed when the City is engaged in sidewalk maintenance activities.
- The permit holder shall comply with all applicable rules and regulations implemented by the city regarding outdoor dining.

Failure to comply with any of the above conditions will result in revocation or non-renewal of the permit.

I/We fully understand that the City of Portland, its agents, officers and employees accept no responsibility and will not be liable for any injury, harm or damage to my/our person or property arising out of the establishment's occupancy of the sidewalk or park space. To the fullest extent permitted by law, I/We do hereby agree to assume all risk of injury, harm or damage to my/our person or property (including but not limited to all risk of injury, harm or damage to my/our property cause by the negligence of the City of Portland, its agents, officers or employees) arising out of the establishment's occupancy of the sidewalk or park space. I/We hereby agree, to the fullest extent permitted by law, to defend, indemnify and hold harmless the City of Portland, its agents, officers and employees, from and against all claims, damages, losses and expenses, just or unjust, including, but not limited to costs of defense and attorney's fees, arising out of the establishment's occupancy of the sidewalk or park space, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property including the loss of use there from, and (2) is caused in whole or in part by any negligent act or omission of the establishment, anyone directly or indirectly employed by it, or anyone for whose act it may be liable.

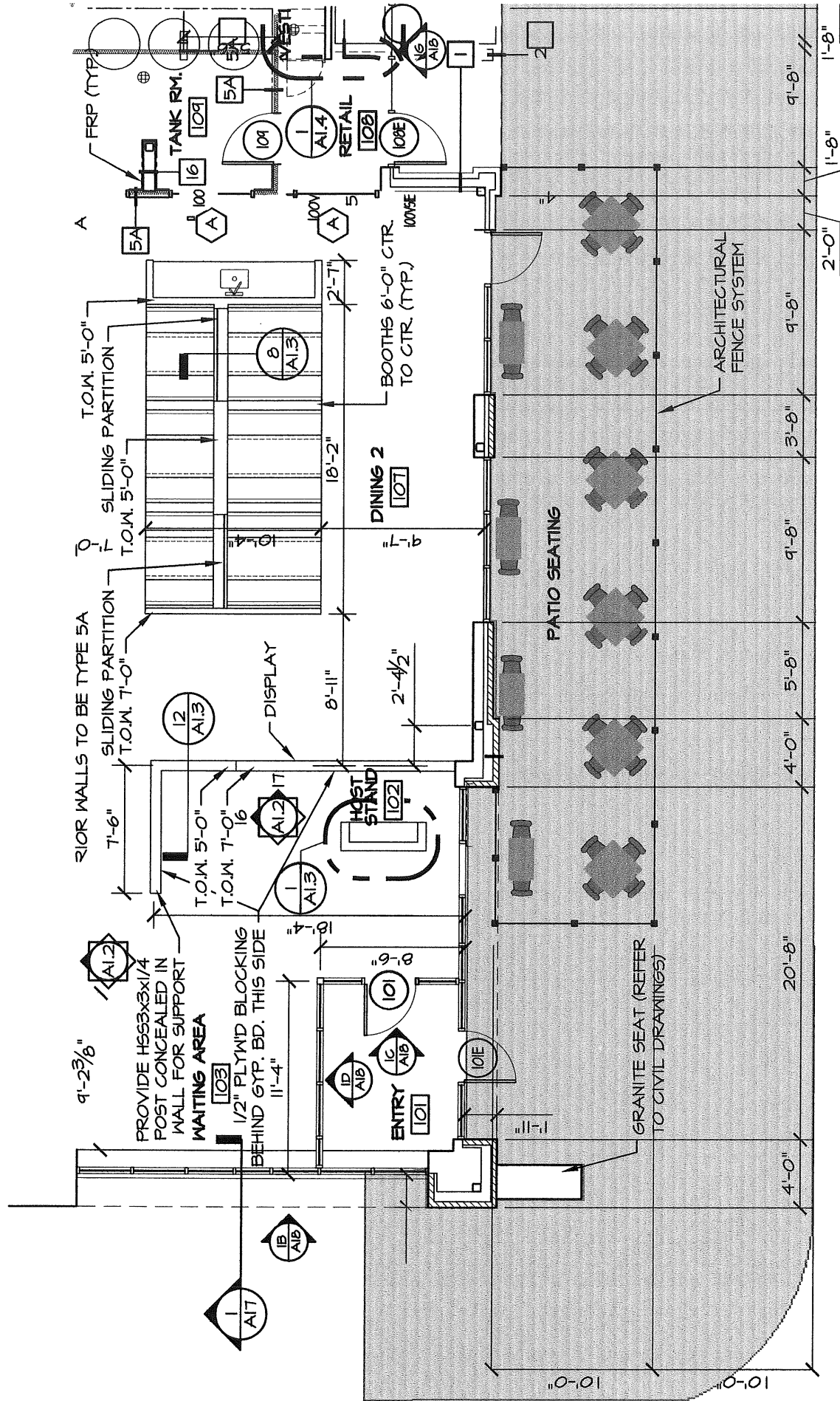
Signed and acknowledged: _____

Date: 5/2/11

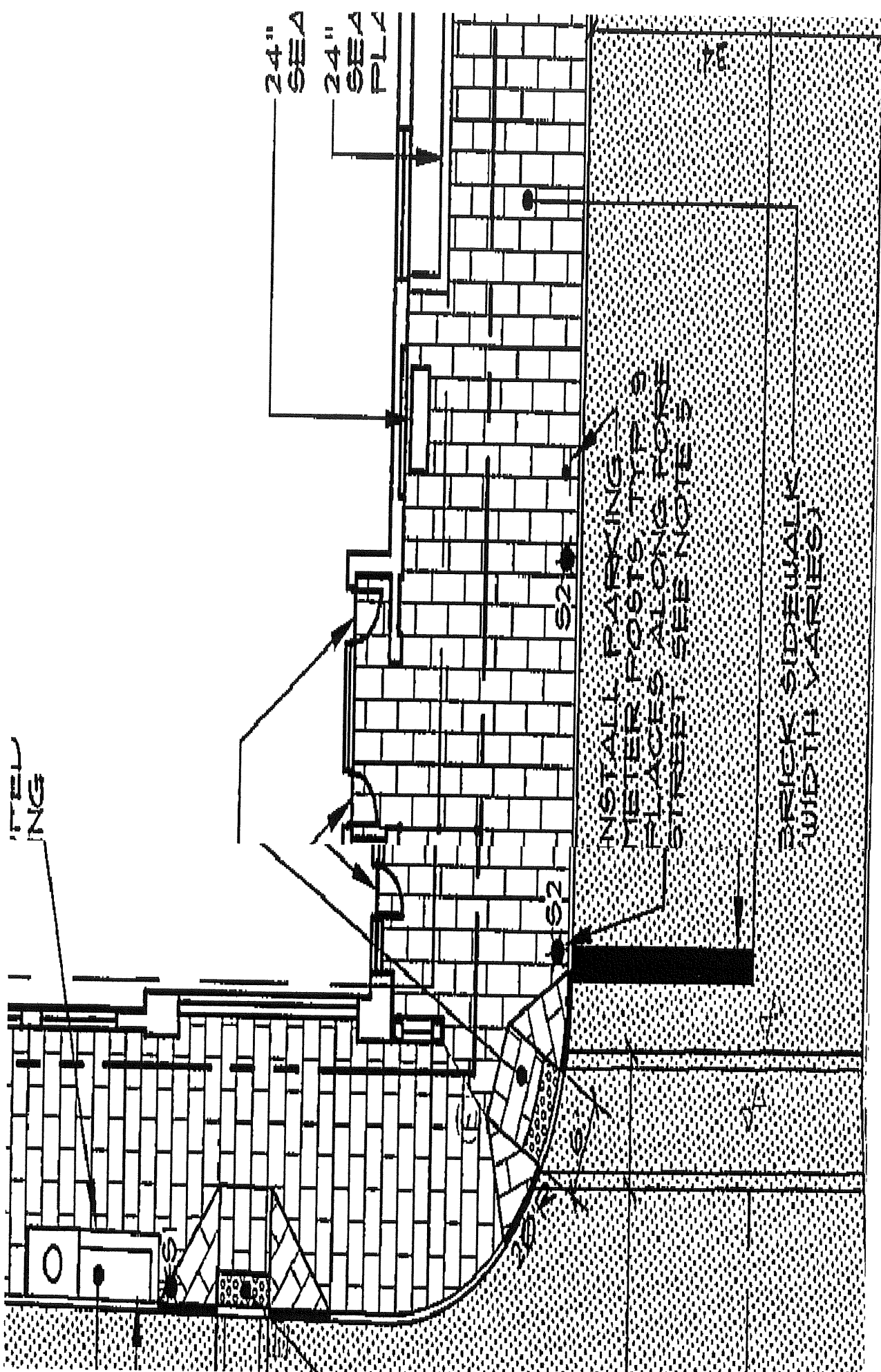
Printed name A. Brad Menarch

Establishment Sobago Brewing Company

Location 211 Fore St.
Portland, ME 04101



Fore Street



DETAILING

24" SEA
24" SEA
PLA

S2

S2

INSTALL PARKING
METER POSTS TYPE S
PLACES ALONG PARKING
STREET SEE NOTE 3

BRICK SIDEWALK
(WIDTH VARIES)

78